



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00031 Sereno Valley Estates
Application Type: Major Final
CPC Hearing Date: April 24, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: North of Gomez Road and East of Westside Road
Acreage: 16.540 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-2/ c (Residential/condition)
Proposed Zoning: R-2/c (Residential/condition)
Nearest Park: Valley Creek Park (1.1 mi.) and park is proposed within plat
Nearest School: Jose H. Damian Elementary (1.5 mi.)
Park Fees Required: Pending park comments
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: C & R Properties and Rio Aqua Dulce
Applicant: C & R Properties and Rio Aqua Dulce
Representative: Sitework Engineering

SURROUNDING ZONING AND LAND USE

South: R-2 /c /SP / Single-family development
North: P-R 1 /c / Vacant
East: R-F / Rural development/ Mostly Vacant
West: R-F / Rural development

PLAN EL PASO DESIGNATION: (O3) Agriculture

APPLICATION DESCRIPTION

The applicant proposes to subdivide 16.54 acres of vacant land. The proposed subdivision is comprised of 40 single-family residential lots ranging between 10,105 and 63,568 square feet, a .37-acre park site and a linear park/pedestrian trail that connects the park with the rest of the development. With this plat, the applicant is also dedicating 30 feet of additional ROW to Westside Drive to comply with the arterial designation of the street. Access to the subdivision is proposed from Westside Dr. and Tyler Seth Avenue. The subdivision is vested under the former subdivision code.

A zoning condition exists stating that the density be restricted to 2.5 units per acre; that the property owner provide a 10' pedestrian pathway connection to the Stevens lateral; and that the

property owner plant trees along Tyler Seth and Westside Drive. The zoning condition is being observed through this development.

Additionally, the applicant is requesting the following modification:

- *To allow a park to abut a residential lot.*

CASE HISTORY

The City Plan Commission, at its regular meeting of December 5, 2013, voted to approve Sereno Valley Estates on a Major Preliminary basis. With this application, the applicant is seeking approval of the final plat which includes 40 residential lots as opposed to the 41 included during the preliminary. The reduction in residential lots is consistent with the recommendation for approval of the preliminary plat.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modification and **approval** of Sereno Valley Estates on a Major Final basis subject with the following comments.

Planning Division Recommendation:

Staff recommends approval with the modification. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plat and recommend **approval**; no objections.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

We have reviewed the subdivision described above and provide the following comments:

1. EPWU-PSB does not object to this request.
2. EPWU-PSB is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

EPWU - PSB Comments

Water:

3. There is an existing 12-inch diameter water main along Westside Drive. This main is available for service.
4. There is an existing 8-inch diameter water main along Tyler Seth Avenue. This main is available for service.

Sanitary Sewer:

5. There is an existing 15-inch diameter sanitary sewer main along Westside Drive. This main

is available for service.

6. There is an existing 8-inch diameter sanitary sewer main along Tyler Seth Avenue. This main is available for service.
7. Sanitary sewer service is critical due to the topography of the property. EPWU-PSB requires complete final grading plans before committing to provide sanitary sewer service.

General

8. EPWU-PSB anticipates providing water and sanitary sewer service by on-site main extensions. EPWU-PSB requests that site be graded so that sanitary sewer may be provided by gravity. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
9. Frontage fees may be due from the Owner/Developer for the above described existing water and sanitary sewer mains. EPWU-PSB will determine the amount due once the Owner/Developer makes an official new service application with EPWU. The Owner/Developer is responsible for all frontage fees, as well as water and sanitary sewer installation costs.
10. Dewatering is required for the installation of water mains, sanitary sewer mains and related appurtenant structures.
11. EPWU-PSB requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications should be made 6-8 weeks prior to any construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) certificate of compliance. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

The El Paso County 911 District requests a name change for **VALLE PLACID DR**, due to a same sounding conflict with another street within the emergency response area.

Sun Metro

Recommend the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

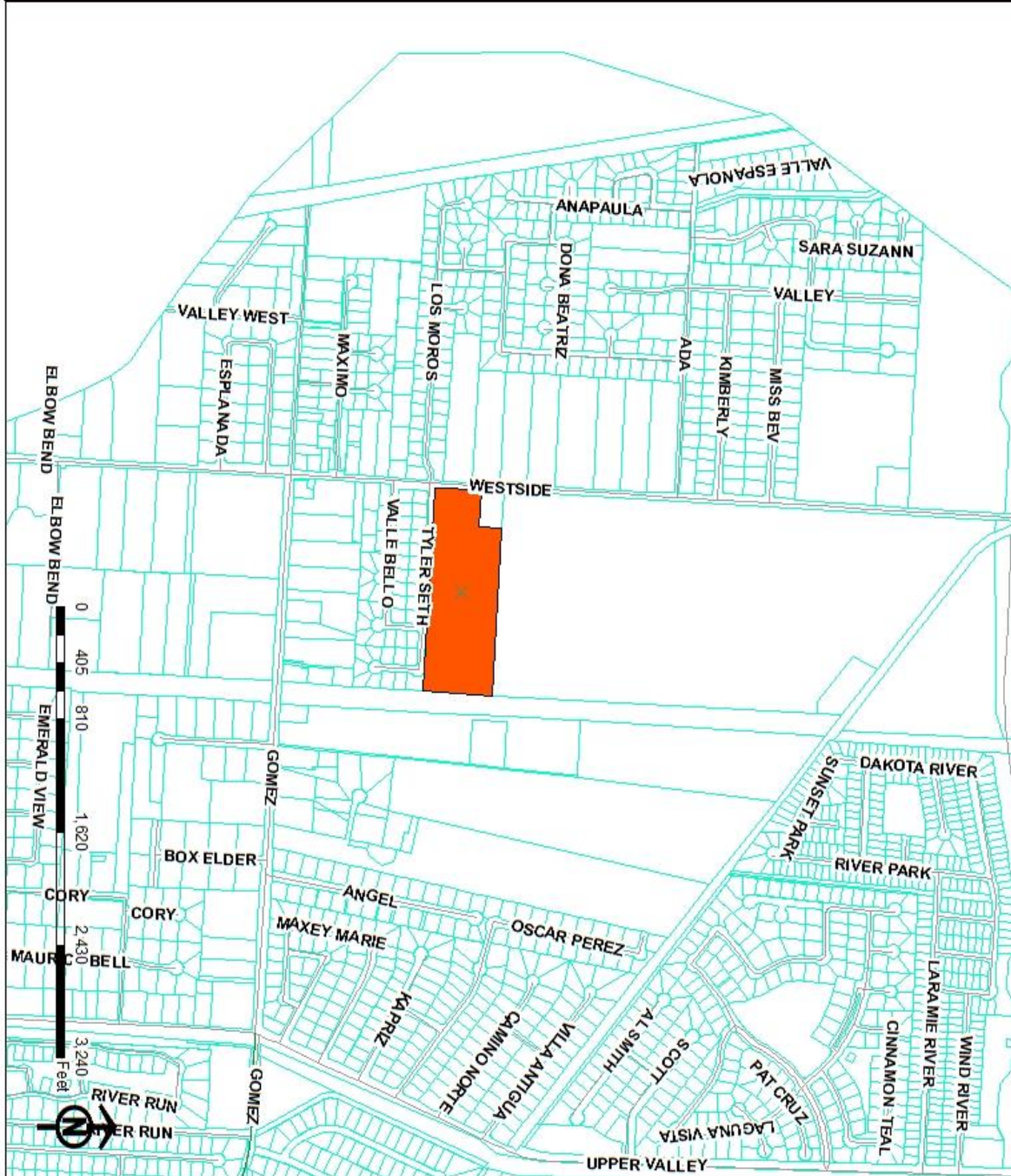
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Applicant shall provide a temporary turnaround at the end of Valle De Paz Avenue.
4. Applicant shall change the proposed street name “Valle Placid Dr.” as it conflicts with an existing street name within the emergency response area.
5. Remove the “City of El Paso City Council” statement from the plat.

Attachments

1. Location map
2. Aerial map
3. Final plat
4. Modification Request
5. Application

ATTACHMENT 1

SERENO VALLEY ESTATES



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



April 15, 2014

SENT VIA EMAIL

Mr. Nelson Ortiz
CITY OF EL PASO – Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: SERENO VALLEY ESTATES SUBDIVISION
RE: EXEMPTION REQUEST

Dear Mr. Ortiz,

On behalf of the Owner, and according to Title 19.20.050 A.4 of the Municipal Code, we are submitting this petition to exempt the requirement to abut the proposed parkland on all sides to a private or public street.

This is because we are proposing to place a new residential lot abutting the north side of the proposed public park..

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read 'Jorge A. Garcia', written over a horizontal line.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

cc Mr. Scott Winton

Exemption Request 4-15-2014.doc

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU14-00031
SUBDIVISION NAME: SERENO VALLEY ESTATES

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 1-L-1 & 1-L-2, BLOCK 10,
UPPER VALLEY SURVEYS

Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	<u>12.95</u>	<u>40</u>	Office		
Duplex			Street & Alley	<u>2.54</u>	<u>5</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>0.37</u>	<u>1</u>	<u>PUBLIC</u>		
School			<u>PEDESTRIAN ROW</u>	<u>0.68</u>	<u>4</u>
Commercial			<u>PARK</u>		
Industrial			Total No. Sites		
			Total (Gross) Acreage	<u>16.54</u>	

3. What is existing zoning of the above described property? P-2-C Proposed zoning? P-2-C

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE LOT PONDING

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception N/A

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes X No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

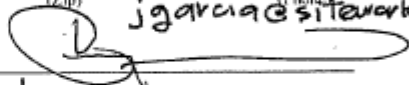
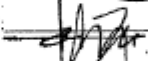
C & R

12. Owner of record Rio Agua, Lp / Del Mar Properties 915-726-2737
(Name & Address) (Zip) (Phone)

13. Developer SAME AS ABOVE
(Name & Address) (Zip) (Phone)

14. Engineer SITWORK ENGINEERING
444 EXECUTIVE CENTER, EL PASO TX 79902 351-8033
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.
\$1,903.76

OWNER SIGNATURE: 
REPRESENTATIVE: 

jgarcia@sitworkeng.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024